



(Plot 5) Boston Quays, 22 Baylys Road, Oreston, Plymouth, Devon, PL9 7NQ



**Price £650,000**



Positioned at the front of the development, this spacious semi-detached residence has been designed to make the most of the picturesque views across the Cattewater and surrounding area. The ground floor includes an entrance hallway and a well-appointed open-plan lounge, dining area and kitchen, with doors opening onto a generous sun terrace that take full advantage of the outlook. The contemporary handle-free kitchens feature integrated rails, soft-close hinges and a range of built-in appliances, including AEG double multifunction ovens, an induction hob, dishwasher and fridge/freezer. Quartz worktops, under-counter mood lighting, an undermounted sink and polished Quooker taps enhance the sense of luxury at the heart of this home.

The first floor offers three bedrooms and a family bathroom. Bedroom two benefits from ensuite facilities and access to a small private balcony. The second floors are dedicated to the generously sized principal bedroom, complete with ensuite shower room and doors opening onto a private balcony spanning the full width of the house, where spectacular views can be enjoyed.

Beneath the property there is a large tandem garage with a useful storage room and bin store. The property also benefits from having a landscaped side garden to the side and flooring fitted throughout.

#### **Agent's Note**

Images are taken from completed properties and are therefore indicative of individual plots. Floor plans and dimensions are taken from architectural drawings and are for guidance only. Overall dimensions are usually stated and there may be projections into these. Please ask our Sales Team for specific details.

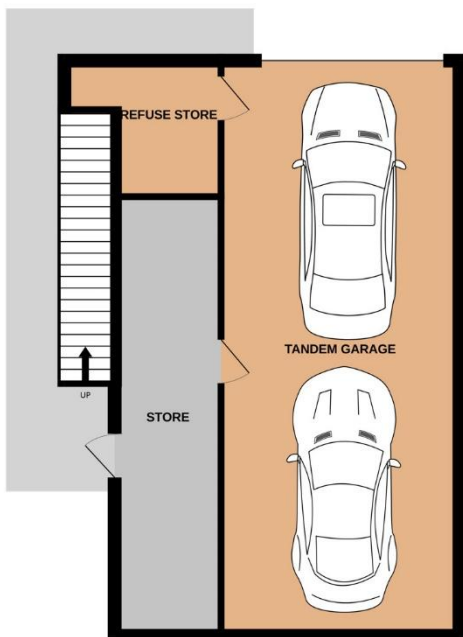
The development is being project managed by Bricks Finance. Please click [here](#) to visit their website for further information on previous projects. The development is run by a management company the details of which should be confirmed by your solicitor.



To view this property call Lang Town & Country Estate Agents on **01752 278499**.



LOWER GROUND FLOOR



GROUND FLOOR



2ND FLOOR



3RD FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2025

Lang Town & Country  
6 Mannamead Road  
Mutley  
Plymouth  
PL4 7AA  
Tel: 01752 278499  
Email: [newhomes@langtownandcountry.com](mailto:newhomes@langtownandcountry.com)

Lang Town & Country endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are connected, in working order or fit for purpose. A buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

